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SOLE MANDATE

Web Ref RL7286



### R1,285,000

3 2.5

**Monthly Bond Repayment** R13,263.62  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R37,167.00 **Bond Costs** R27,105.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,648 **Monthly Rates** R950

### Prime Location - Secure Complex with Excellent Amenities

Welcome to your new home! This charming duplex, located in a secure and stable complex, offers the perfect blend of convenience and comfort. Situated in a highly desirable area, you'll find everything you need just moments away, Only 12 units in this complex.

Proximity to nursery, primary, and high schools.

Close to shopping centers, doctor's rooms, and a clinic. Bus and taxi routes at your doorstep, with Wonderboom Airport just 10km away. **DOWNSTAIRS FEATURES:** • 3 Living Areas: Perfect for relaxation and entertaining, Guest bathroom, • Separate Laundry and Kitchen: Functional and spacious for all your needs, **UPSTAIRS FEATURE:** • 3 Spacious Bedrooms: Plenty of room for your family, Full bathroom, • Main Bedroom with On suite: A private retreat for the homeowners, • Two Bedrooms with On suite Study Corners: Ideal for work or study. ...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Carports / Parkings	2	Floor Size	119m <sup>2</sup>
Bathrooms	2.5	Security	Yes		
Kitchens	1	Pool	No		
Recep. Rooms	3	Views	False		
Studies	0.5				
Furnished	No				
<b>Extras</b>					
Fans in bedrooms					